



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

SDMS Document ID



1047817

Ref: 8EPR-SR

October 17, 2006

Hope Development LLC
2444 Washington St.
Denver, CO 80205

RE: 3800 Adams St Misc

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

ADDRESS: 3800 Adams St. Misc

EPA Cleanup Levels

Lead

22 parts per million (ppm)

above 400 ppm

Arsenic

6 ppm

above 70 ppm

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

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CONSENT FOR ACCESS TO PROPERTY

Name: **Hope Development LLC** (or current property owner)

Location of Property: **3800 Adams St Misc**

Property ID: **6875**

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

KATHLEEN TAYLOR
Printed Name

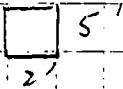
303 883.0136 cell
Phone Number 303 477-8456 OFFICE

Kathleen Taylor
Signature owners representative

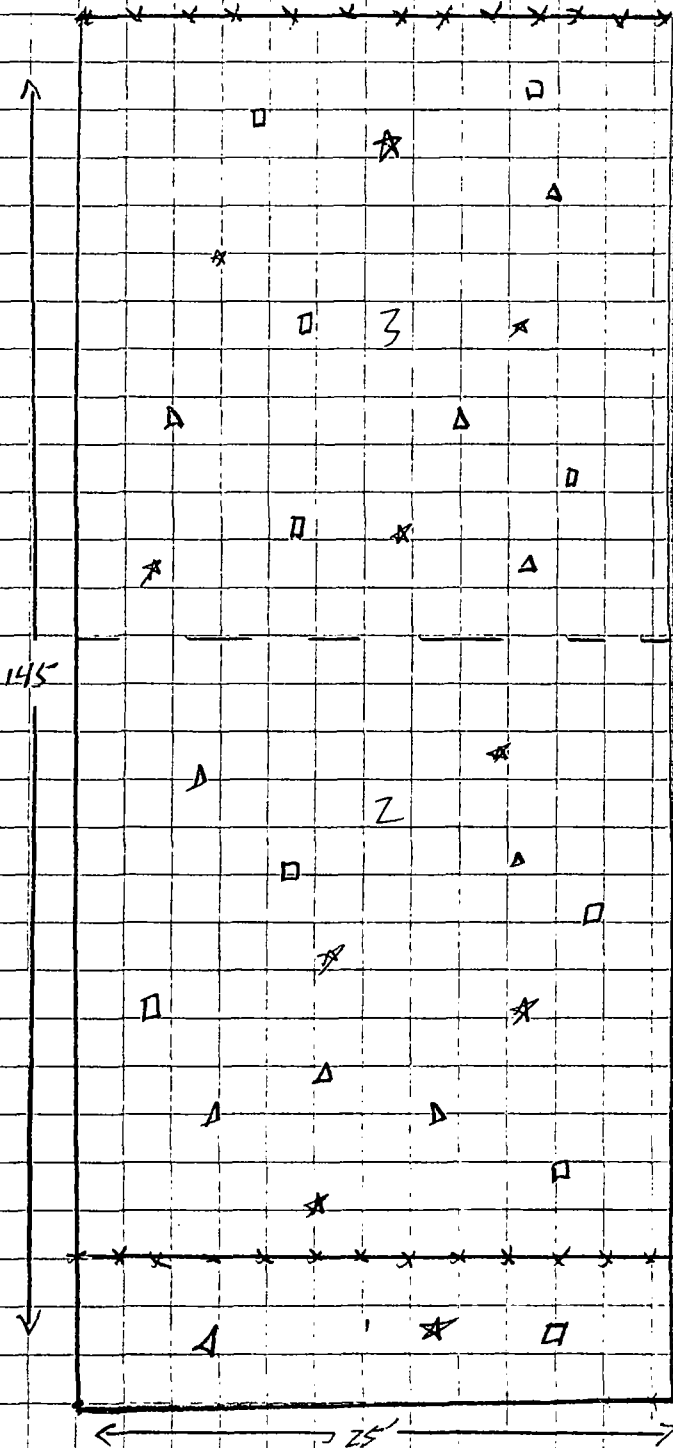
5/10/06
Date

3800 Adams Street

MISC



North



section	guide	Flags
1	37.5	3
2	162.5	13
3	162.5	14
		$362.5/30 = 12.08$

VB - 3800 - Ad-MISC-01 1540
 VB - 3800 - Ad-MISC-02 1545
 VB - 3800 - Ad-MISC-03 1550

VB 6875-035-RBC 1606

Adams Street

MV/JL
 8/1/06
 ID: 6875

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3800-AD-MISC-01
Client Project ID: 213001.01
Date Collected: 8/7/06
Date Received: 8/7/06

Lab Work Order: 06-5092
Lab Sample ID: 06-5092-16
Sample Matrix: Soil

METALS

Method: SW6010

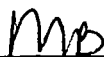
Prep Method: SW3050

Date Prepared: 8/8/06
Date Analyzed: 8/10/06

Lab File ID: 080906PRE
Method Blank: MB-10565

Dilution Factor: 1
Lab Fraction ID: 06-5092-16A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	U	3.8	mg/Kg
Lead	7439-92-1	18	5.5	mg/Kg



Analyst



Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 8/10/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3800-AD-MISC-02
Client Project ID: 213001.01
Date Collected: 8/7/06
Date Received: 8/7/06

Lab Work Order: 06-5092
Lab Sample ID: 06-5092-17
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 8/8/06
Date Analyzed: 8/10/06

Lab File ID: 080906PRE
Method Blank: MB-10565

Dilution Factor: 1
Lab Fraction ID: 06-5092-17A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	4.9	4.1	mg/Kg
Lead	7439-92-1	32	5.9	mg/Kg



Analyst



Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 8/10/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3800-AD-MISC-03
Client Project ID: 213001.01
Date Collected: 8/7/06
Date Received: 8/7/06

Lab Work Order: 06-5092
Lab Sample ID: 06-5092-18
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 8/8/06
Date Analyzed: 8/10/06

Lab File ID: 080906PRE
Method Blank: MB-10565

Dilution Factor: 1
Lab Fraction ID: 06-5092-18A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	5.7	3.8	mg/Kg
Lead	7439-92-1	17	5.6	mg/Kg



Analyst



Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
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Surr - Surrogate

Print Date: 8/10/06